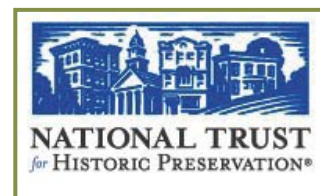




Las Vegas GROWTH WATCH

BUILDING LAS VEGAS INTO A WORLD-CLASS CITY

National Historic Preservation Week



National Historic Preservation Week is May 3-9, 2004 and the Historic Preservation Commission has planned some good old-fashioned educational and fun events for the whole family. The theme this year is "New Frontiers in Preservation," provided by the National

Trust for Historic Preservation, a co-sponsor for the celebration. We hope to conquer some new frontiers by taking this opportunity to increase community awareness in our rich and unique history. Several confirmed events include the following:

On Friday, May 7 from noon to 6 p.m. we will be hosting a booth at the former Race Rock for "Taste of Las Vegas," sponsored by the city. This event is a great opportunity to educate the public and those who

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Fun activities are planned for local historic neighborhoods to help raise community awareness.

The Las Vegas City Council will present a proclamation declaring National Historic Preservation Week during the May 5 City Council meeting at 9 a.m. in the City Council Chambers, located at 400 Stewart Avenue.



Huntridge Circle Park has been recently remodeled, helping to preserve one of the city's oldest parks.

are interested in contributing to the downtown area about the economic benefits of rehabilitating historic buildings.

On Saturday, May 15, the Historic Preservation Commission will host

(CONTINUED ON PAGE 2)

a booth at the Las Vegas Springs Preserve's annual Cultural History Fair from 10 a.m. to 2 p.m. This free event is held at the Desert Demonstration Gardens at 3701 Alta and, in cooperation with city, county, environmental, archeological and Native American groups, commemorates the cultural origins of Las Vegas with cultural dance and drama

performances, historic presentations, displays and music.

The Las Vegas Centennial Celebration is just over a year away, so get in the spirit early and partake in these historic events!



Be sure to stop by the Historic Preservation Commission's booth at the Las Vegas Springs Preserve's annual Cultural History Fair at the Desert Demonstration Gardens on May 15.

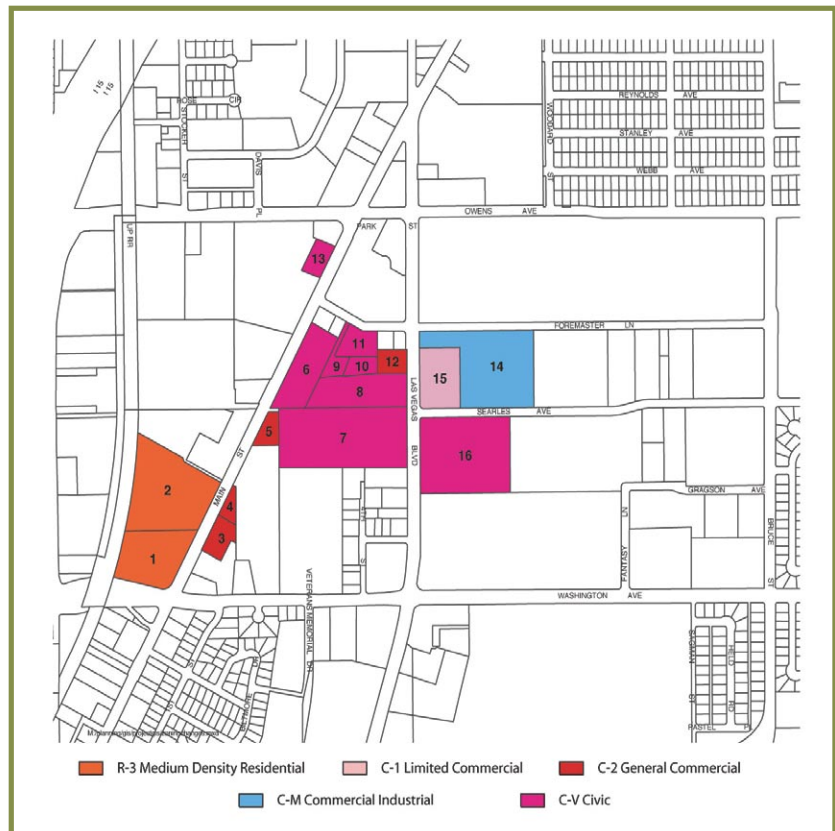
SMARTER GROWTH

DOWNTOWN NORTH

The city of Las Vegas has made zoning changes for certain parcels within the Downtown North Plan Area, generally located north of Washington Avenue, south of Owens Avenue and east of the railroad.

Letters that described the planning effort and solicited input regarding those changes were sent to all affected property owners. Staff received phone calls and met with various owners to discuss the plan.

In compliance with state and city notification requirements, meeting notices were sent to property owners



Map showing proposed zoning changes.



Cashman Field, located in the Downtown North area, hosts various community and sports venues.

who either own parcels for which staff recommended zone changes or own land within 750 feet of property that staff proposed to change.

The Planning Commission recommended approval of the Downtown North zone changes on March 25, and the City Council approved the changes on April 21, 2004.

For more information, please contact Senior Planner Andy Reed at (702) 229-6882.



The Mormon Fort is a Downtown North cultural feature.

NEW URBANISM PROJECTS

The perception of urban Las Vegas usually revolves around two images: the mega-resort casinos along the Strip that have grown to dominate the city's skyline, and the repetitive sprawl of stucco subdivisions, stretching from one end of the Valley to the other. Two new projects based on New Urbanist principles are about to change those perceptions and serve as models for the Valley's development patterns in the future.

Lamplight Village of Centennial Hills

Carina Homes has submitted an application to the city of Las Vegas for what will be the city's first New Urban community. The 41-acre site at the southwest corner of Farm Road and Tule Springs Road will feature a complete spectrum of uses, including 55,000 square feet of retail space, 62,000 square feet of office space, and a total of 233 residential units.

The site plan features a traditional "Main Street" running at a diagonal from the northeast corner of the property to the center of the development, and is lined with three-story buildings that feature a mixture of commercial space and residential units. The street terminates in a community park, which will include a community center, swimming pool, playground and amphitheater.

The development will include a variety of housing types, including single-family residences, townhouses, loft apartments and live/work units. A portion of the single-family lots will have access to alleys, which permits rear-loaded garages and provides a more pedestrian-friendly streetscape.

The mixture of uses within the development offers the potential for residents to be able to walk to shops, restaurants and neighborhood services; the provision of office space and live/work units gives residents the opportunity to work on site.

The project will be the first in the Town Center District to include the tightly interwoven mixture of uses and pedestrian-friendly design that was originally intended for the area. Most other projects completed to date have been the typical suburban model: auto-oriented strip commercial centers and gated residential subdivisions. The success or failure

of Lamplight Village will determine whether other developers will follow with other mixed-use developments.

The project is scheduled for discussion by City Council in June 2004.

Urban Loft Townhomes

Unlike the greenfield development by Carina Homes, the firm of Larry S. Davis and Associates is proposing to construct an infill project on Maryland Parkway that will bring housing and workspace into the downtown area. The project will feature a total of 30 live/work townhouse units, with a ground floor office space that will allow owners to operate a business from their home. The firm has constructed similar developments in Atlanta, Dallas and Houston.

The flexible design of the units allows the ground floor to be configured as office space, or to be converted to a secondary bedroom if the work space is no longer needed. The principal living area will be on the second floor, with the master suite on the top floor. Each unit will include an enclosed two-car garage, accessed from an interior auto court.

The units facing Maryland Parkway will be located directly adjacent to the public sidewalk, giving an urban character to the area and providing excellent exposure and pedestrian access to the ground floor office space.

The urban location of the project will put residents within easy walking distance of downtown services and amenities. For those residents that work out of their unit, a car will be virtually unnecessary for everyday needs.

The firm intends to submit the project for review in May 2004.



Examples of urban housing concepts used at other locales by Larry S. Davis and Associates.

BONDING AND INSPECTIONS

The city of Las Vegas Planning & Development Department is currently working to establish a comprehensive bonding and inspection process for all new development. Currently, the department inspects commercial and multi-family developments prior to the issuance of a certificate of occupancy; however, no inspections of single-family developments or trails are performed.

This process will be modified to include a performance bond for all required landscaping improvements in accordance with the existing zoning code. The department will institute a series of new inspections to ensure each development conforms with the conditions of approval for a site as it is being constructed.



Landscape features along these types of neighborhood trails need to be in compliance with details expressed in city design standards for trails.

Chapter 19.12.030 of the Zoning Code currently states the owner, developer and occupant of a site are jointly responsible to post a performance bond for all required landscaping improvements. Specific landscaping conditions are often added to a site

plan before the Planning Commission or City Council approves it.

The performance bond will be collected prior to the approval of the civil improvement plans by the department. A standard cost will be assigned to every aspect of the proposed landscaping improvements and staff will calculate the total costs of the improvement. The bond will be drafted by the City Attorney's office.



Maturing landscapes seen today demonstrate how important proper design standards are for community development.

The performance bond will be released two years after the site passes final inspection.

The inspection process will be revised to include inspections of all new commercial or residential developments. All new development will be inspected to ensure required perimeter landscaping and walls meet the approved conditions and existing city standards. The department is considering a pre-planting inspection, a post-planting inspection, an addressing inspection and a final inspection for all new development.

The Planning & Development Department is currently working to institute the bonding and inspection process improvements in 2004. Please direct any questions you may have to David Bratcher at (702) 229-5408.

LOCAL TRAILS PARTNERSHIP DEDICATES TRAILSIDE REST

The Southern Nevada Regional Trails Partnership (SNRTP) officially dedicated their trailside rest at Floyd Lamb State Park (FLSP). This facility is intended to give hikers and walkers, as well as bicycle and horse riders, a place to sit and refresh themselves before continuing their outdoor activities. Facilities include a rest room, water fountain, pet water fountain, watering trough, shaded corrals, mounting block, bicycle rack, park bench, and covered picnic area with two tables. In addition to the normal FLSP front gate, there is a separate, low-fee entry for trail users on the south side.

The facility was built with National Highway Transportation Administration funds of \$48,188 through a grant from the Nevada Division of State Parks. Clark County provided \$8,572 to match the required SNRTP effort. The balance was supported by volunteer labor, cash donations and equipment, bringing the total project cost to under \$59,000.



Covered picnic area at the newly constructed trailside rest at Floyd Lamb State Park.

(CONTINUED ON PAGE 5)

Agenda

City of Las Vegas

PLANNING COMMISSION AGENDA CHANGES

Council Chambers 400 Stewart Avenue Las Vegas, Nevada
Phone 229-6301 TTD 386-9108 www.lasvegasnevada.gov

At the December 8, 2003 Joint Planning Commission and City Council meeting, staff was directed to proceed with making changes to the Planning Commission agenda, procedures and policies in an effort to expedite the meetings. Too often, important issues and applications are not heard until the wee hours of the morning, which is a disservice to the commission, applicants and the general public.

The following changes have been implemented:

1. Abeyance/Withdrawn Items

These are now placed on the agenda and the chairman opens all at one time. Discussion is limited to the merits of whether the application should be held in abeyance or withdrawn. Previously, each request was opened for discussion, with the applicant describing why they wanted the item held or withdrawn.

2. One Motion/One Vote

All items considered routine, with



Current Planning Supervisor Dave Clapsaddle.

staff recommendation of approval, no written or verbal protests from the public and written acceptance of the conditions from the applicant, are placed in this portion of the agenda. All of these items are opened and acted on by one vote. Any Planning Commissioner or member of the public may ask to have an item pulled from this part of the agenda and opened for discussion.

3. Case Heading Changes

All headings now clearly state who is the owner and applicant of the property subject to discussion. This has

eliminated some confusion for the City Council, Planning Commission and general public.

4. Agendas Distributed to the Public

All members of the public in attendance at the Planning Commission meeting are provided with a copy of the same agenda prepared for the chairman and commission. This provides the public with information on staff's recommendation and when the item will either be heard by the City Council or if it is final action by the Planning Commission.

These changes were implemented at the January 22, 2004, Planning Commission meeting. While it is too early to tell if there have been significant time savings, staff has received supportive comments from the commission and the public.

For more information, please contact Dave Clapsaddle at (702) 229-2082.

LOCAL TRAILS PARTNERSHIP

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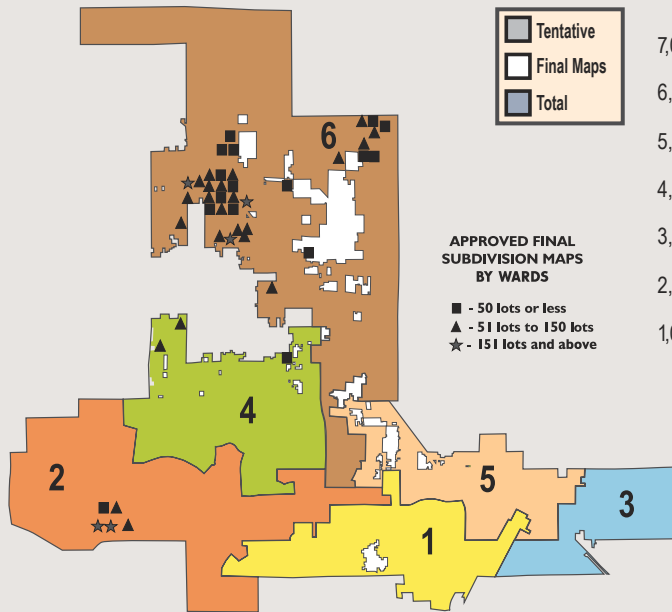
The trailside rest could not have been completed without the assistance of the following volunteers and donors: Members of the Partnership, Horse Council of Nevada, Drinkers of the Wind riding club, the Grimm Jeppers, Michael & Michele Hutchins,

Sheep Mountain Homeowners Association, Nevada Morgan Horse Owners, Boy Scout Troop #253, Federal Electric Company, M.D. Barns of Nevada, Silk Purse Ranch and Tule Springs Preservation Committee, as well as the contributions of rangers and personnel from Floyd Lamb State Park.



Visitors to the state park can now enjoy various accommodations, from corrals to naturally growing forage.

Growth Watch Spring 2004

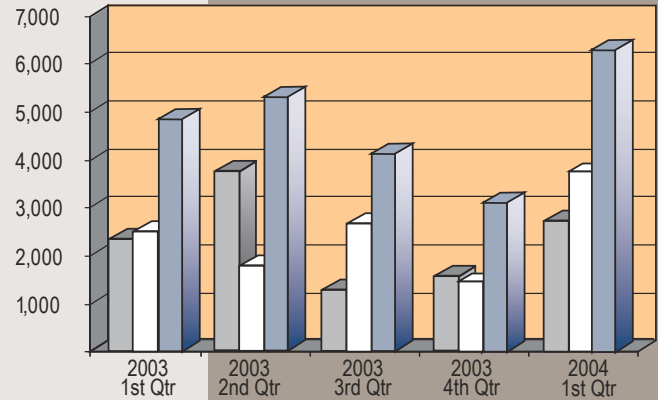


Leading Economic Indicators For Clark County

"The Southern Nevada Index of Leading Economic Indicators jumped 0.84 percent in March. The index foretells economic expansion for six months ahead. Nine of the 10 indicators posted gains over year-ago levels. Most notably, permitting activity posted double-digit growth. Construction, having been the strength of the index for some time, is now joined by a strong pickup in tourism. January gaming revenue posted a strong month."

Source: UNLV Center for Business and Economic Research

Approved Subdivision Lots



Source: city of Las Vegas

Approved Subdivision Lots

	Tentative Maps	Final Maps	Total
1st Qtr-2003	2,328	2,378	4,706
2nd Qtr-2003	3,596	1,431	5,027
3rd Qtr-2003	1,143	2,823	3,966
4th Qtr-2003	1,379	1,574	2,953
1st Qtr-2004	2,558	3,645	6,203
% Chg Last Qtr.	85.5	131.6	110.1
% Chg Last Year	9.9	53.3	31.8

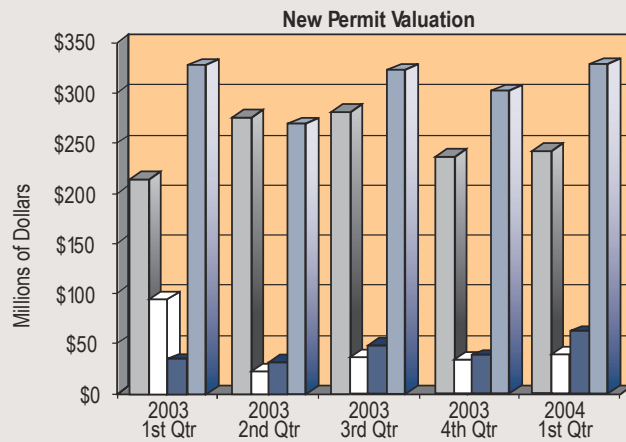
Leading Economic Indicators

CLARK COUNTY SERIES	DATE	UNITS	LATEST PERIOD	CHANGE PREVIOUS PERIOD	CHANGE YEAR AGO	CONTRIBUTION TO INDEX**
RESIDENTIAL BUILDING						
Units Permitted	Jan-04	#Permitted	3,118	-13.07%	29.81%	0.005%
Valuation	Jan-04	Dollars	\$333,110,389	-14.67%	27.83%	0.027%
COMMERCIAL BUILDING						
Permits	Jan-04	#Permitted	135	-2.27%	95.65%	0.034%
Valuation	Jan-04	Dollars	\$102,153,562	-48.00%	91.47%	0.097%
TAXABLE SALES	Jan-04	Dollars	\$2,157,044,281	-17.06%	12.73%	0.207%
McCARRAN AIRPORT	Jan-04	Passengers	2,979,523	1.68%	5.91%	0.072%
GALLONS OF GASOLINE	Jan-04	Thousands of Gallons	59,468,851	-0.38%	6.86%	0.084%
GROSS GAMING						
Revenue	Jan-04	Dollars	\$747,658,955	17.74%	6.27%	0.059%
CONVENTIONS						
Visitors	Jan-04	People	3,054,397	10.15%	4.85%	0.245%
Attendance	Jan-04	People	824,362	519.61%	-7.82%	0.005%
OVERALL CHANGE *	Mar-04		128.90	0.84%	1.65%	0.84%

* The index is a six month forecast (July 2004) from the month of the data (January 2004) and four months from the month of the series (March 2004).

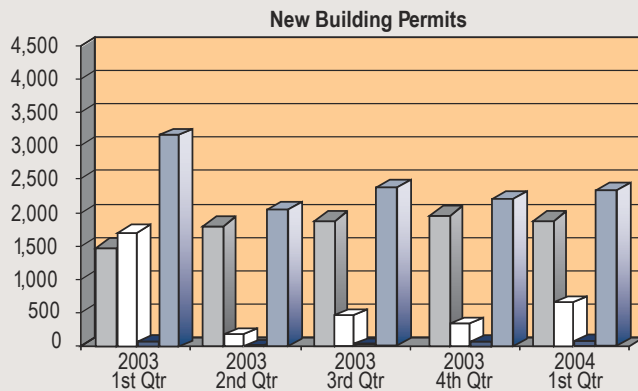
** The contribution to the Index is a net-weighted average of each series after adjustment for seasonal variation.

Source: UNLV Center for Business and Economic Research

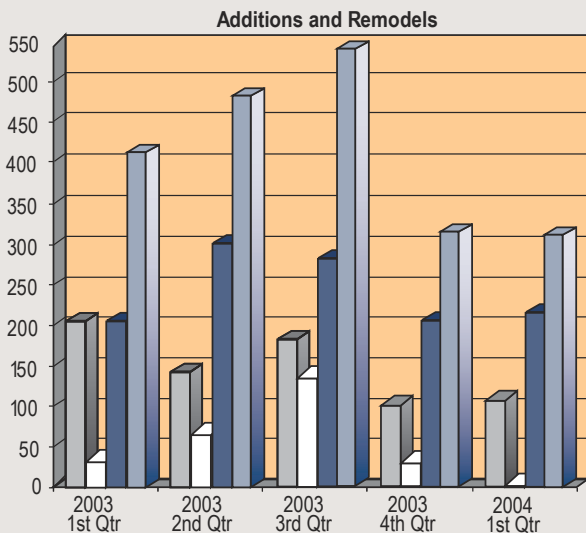


New Permit Valuation				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2003	\$213,177,952	\$77,323,182	\$34,688,164	\$325,189,298
2nd Qtr - 2003	\$228,333,257	\$9,432,137	\$23,764,579	\$261,529,973
3rd Qtr - 2003	\$252,425,655	\$27,542,123	\$42,001,671	\$321,969,449
4th Qtr - 2003	\$226,284,644	\$26,163,503	\$36,834,155	\$289,282,302
1st Qtr - 2004	\$236,567,086	\$38,637,924	\$54,744,509	\$329,949,519
% Chg Last Qtr.	4.5	47.7	48.6	14.1
% Chg Last Year	11.0	-50.0	57.8	1.5

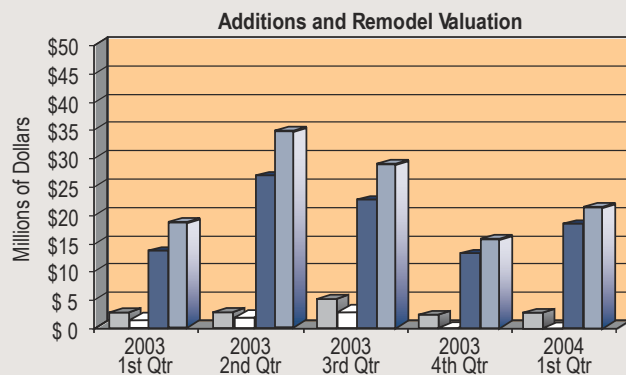
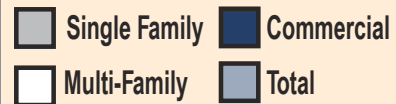
Source: city of Las Vegas (including subdivision information)



New Building Permits				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2003	1,468	1,531	52	3,051
2nd Qtr - 2003	1,730	135	35	1,900
3rd Qtr - 2003	1,864	394	37	2,295
4th Qtr - 2003	1,799	293	53	2,145
1st Qtr - 2004	1,704	514	52	2,270
% Chg Last Qtr.	-5.3	75.4	-1.9	5.8
% Chg Last Year	16.1	-66.4	0.0	-25.6



Additions and Remodels				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2003	195	32	195	422
2nd Qtr - 2003	134	54	280	468
3rd Qtr - 2003	174	134	228	536
4th Qtr - 2003	90	23	195	308
1st Qtr - 2004	97	4	202	303
% Chg Last Qtr.	7.8	-82.6	3.6	-1.6
% Chg Last Year	-50.3	-87.5	3.6	-28.2



Additions and Remodel Valuation				
	Single Family	Multi-Family	Commercial	Total
1st Qtr - 2003	\$2,042,803	\$615,456	\$14,390,828	\$17,049,087
2nd Qtr - 2003	\$2,062,964	\$634,734	\$30,837,197	\$33,534,895
3rd Qtr - 2003	\$4,285,043	\$2,075,271	\$21,584,589	\$27,944,903
4th Qtr - 2003	\$1,685,229	\$183,500	\$13,981,395	\$15,850,124
1st Qtr - 2004	\$1,812,896	\$51,200	\$18,556,114	\$20,420,210
% Chg Last Qtr.	7.6	-72.1	32.7	28.8
% Chg Last Year	-11.3	-91.7	28.9	19.8

CHARLES A. KUBAT, AIA, AICP

Charles Kubat is assisting the city of Las Vegas in the preparation of a land use plan, community design principles, sustainability criteria, and infrastructure needs for the Kyle Canyon Gateway area by lending his perspective of a private sector developer to the city's team of consultants and in-house experts. Founder and president of Kubat Consulting, Kubat has more than 30 years experience in the design, planning and development of master planned communities, downtown and adjacent development efforts, mixed use commercial, retail and resort projects and urban design studies in locations throughout the United States. He currently has clients in Nevada, Colorado and California.



Charles Kubat, founder and president of Kubat Consulting, is lending his experience to the city's team of consultants in the development of the Kyle Canyon Gateway area.

Most recently, Kubat served as vice president of the Howard Hughes Corp. Development Company (an affiliate of the Rouse Company), responsible in Las Vegas for the design and planning of the master planned community of Summerlin (22,500 acres), winner of the Urban Land Institute Community of the Year honors in 2002.

Kubat has a Master's degree in City Planning from the Massachusetts Institute of Technology and Bachelor of Architecture (Highest Honors) and Bachelor of Arts (Summa Cum Laude) degrees from the University of Minnesota. He has a certificate in resort planning from Harvard University and is a registered architect in Nevada, Colorado and Maryland, and holds an NCARB certificate. He has taught and lectured at several universities.

Kubat is a full member of the Urban Land Institute and vice chair of the Community Development Council Gold Flight, a committee chair for AIA Las Vegas and serves on both the UNLV School of Architecture Advisory Board and the Clark County School District Bond Oversight Committee. He has served on invited charrette panels in Charlotte, Denver, Boston and New York and as a jury member for Builder Magazine. Many of Mr. Kubat's projects have won local and national awards from ULI, AIA, ASLA, APA, NAIOP, PCBC and other organizations.

Growth Watch Shifts to Electronic Distribution

The city of Las Vegas is always looking for ways to cut costs. To reduce our spending without compromising the quality of information we provide to our readers, Growth Watch is now being produced and forwarded to you electronically.



City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, NV 89101
(702) 229-6301
FAX (702) 474-7463
TDD (702) 386-9108

Las Vegas City Council

Mayor Oscar B. Goodman
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City Manager Douglas A. Selby

Planning & Development Director
Robert Genzer

Planning & Development Deputy Director
Margo Wheeler

Growth Watch Editor: Mary Kleven

Layout & Design: Rita Schoonmaker

Project Information Provided By:

Dave Bratcher
Dave Clapsaddle
Flinn Fagg
Courtney Mooney
Tom Perrigo
Andy Reed

Quarterly Charts:
Richard Wassmuth
Andrew Powell

Photos by:

KC Betzel
Larry S. Davis
Dan Donley
Ellis Greene
Monica Ragen

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or e-mail us at:

planning@lasvegasnevada.gov

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